

OFFERING MEMORANDUM

277 PROSPECT ST

PREMIUM BELLINGHAM OFFICE BUILDING

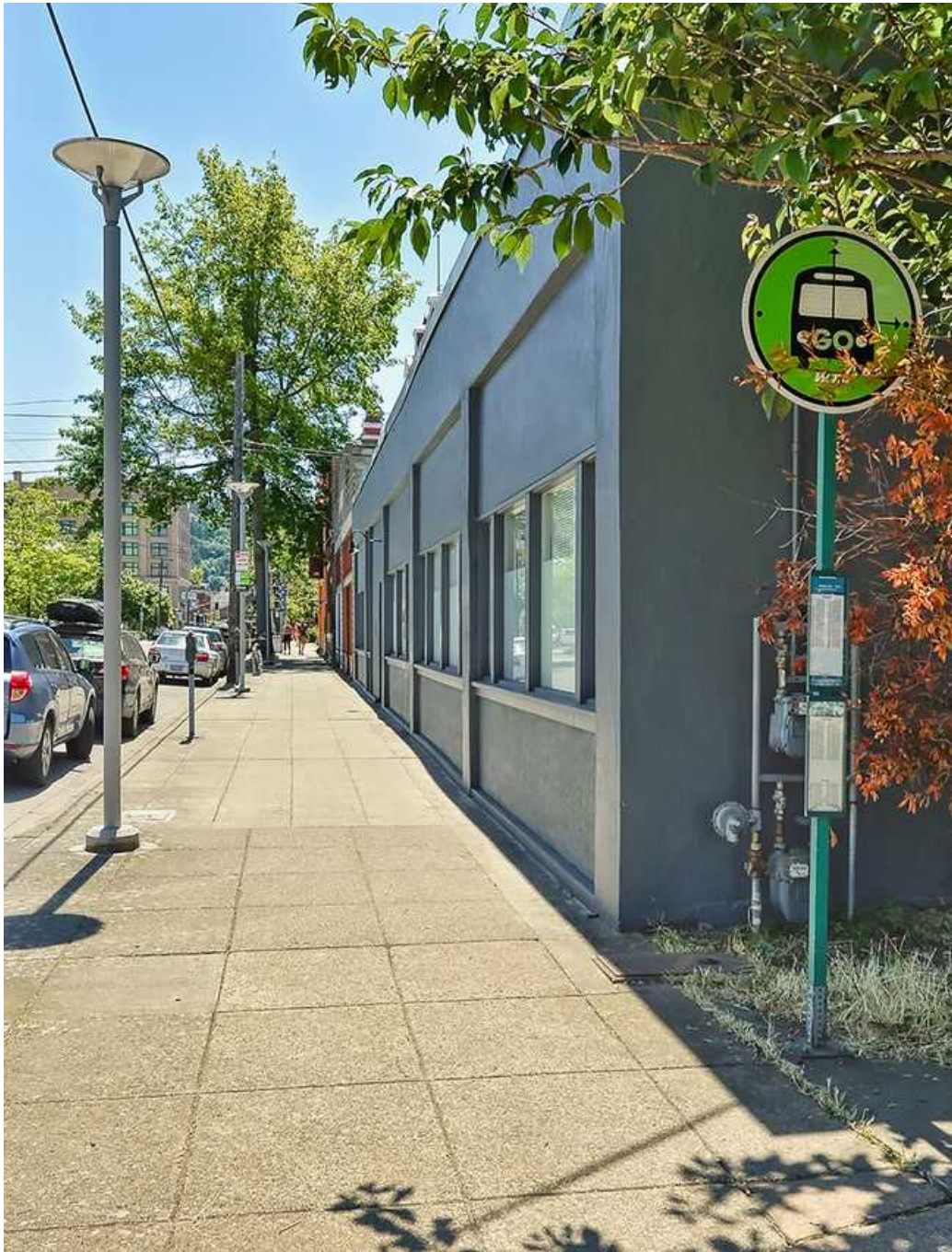


Presented By:

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Windermere
COMMERCIAL



01. EXECUTIVE SUMMARY



227 PROSPECT ST

Overview

Located in the heart of the Bellingham's Old Town Overlay District, this circa 1916 building is ripe with possibility. 4500+ sq ft of flexible space is perfect as several separate spaces w/different uses or as one large space. Current zoning allows a nearly endless number of uses--restaurant, art gallery, social club, office, school, residential & much more w/no parking requirements for most (Buyer to verify). Height restriction of 75' allows for development of residential use w/non-residential street use or other multi-story building. Currently a popular co-working studio (business not included but available), the property has new carpet & new exterior/interior paint. Do not disturb tenants.



227 PROSPECT ST

Building Details

YEAR BUILT: 1916

BUILDING SIZE: 4,770SF

LOT SIZE: .110 Acres

ZONING: Commercial, Retail

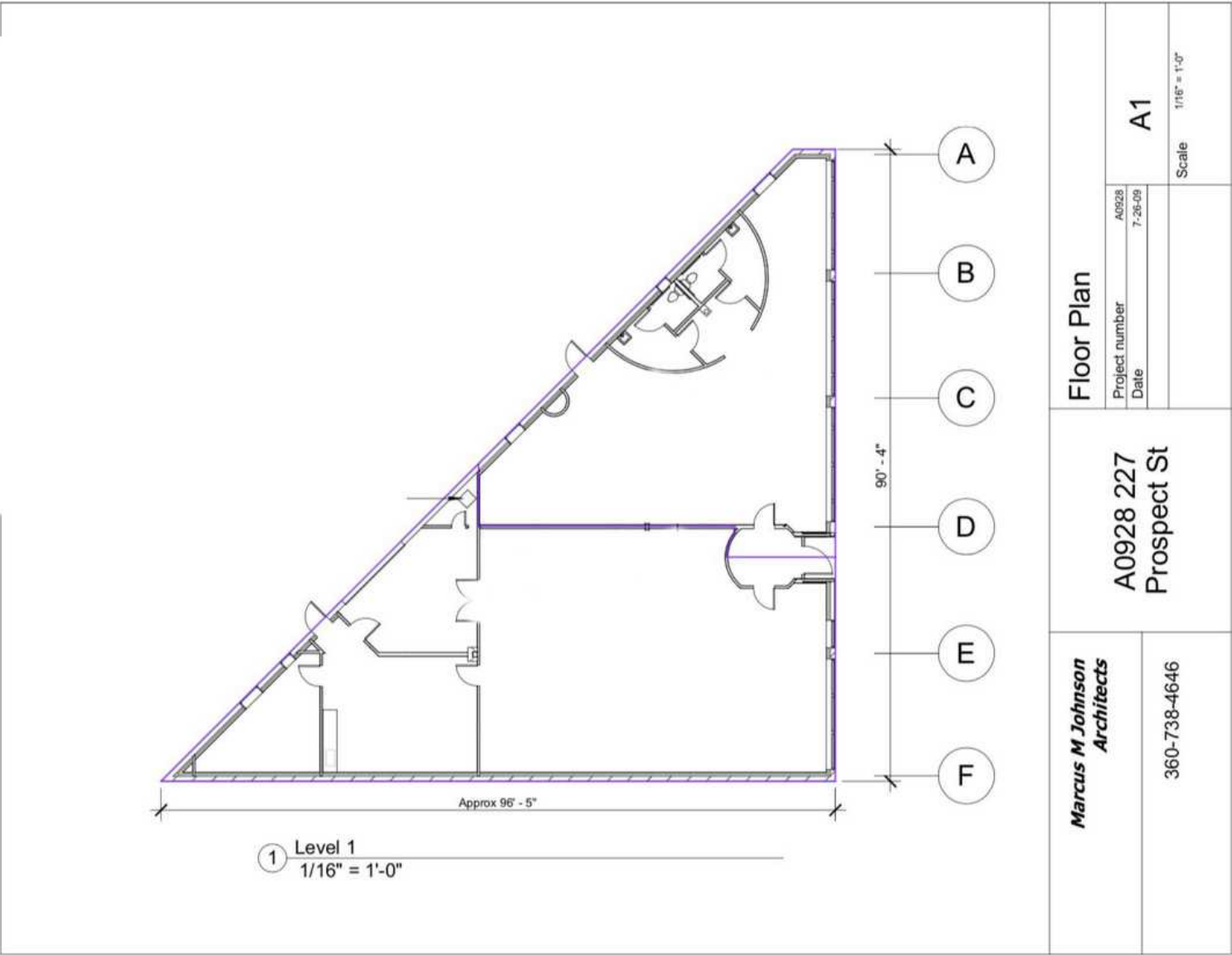
RECENT UPDATES: New carpet, new exterior/interior paint, thermostats

POTENTIAL USES: Restaurant, Art Gallery, Social Club, Office, School, Residential, etc.



227 PROSPECT ST

Floor Plan





02. AREA DEMOGRAPHICS

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227 PROSPECT ST

Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 227 Prospect Street, Bellingham, WA 98225

CITY, STATE

Bellingham, WA

POPULATION

74,851

AVG. HHSIZE

2.22

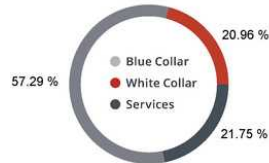
MEDIAN HH INCOME

\$44,784

HOME OWNERSHIP

Renters: **18,214**
Owners: **13,322**

EMPLOYMENT



50.31 %
Employed

2.43 %
Unemployed

EDUCATION

High School Grad: **23.14 %**
Some College: **24.07 %**
Associates: **10.03 %**
Bachelors: **34.64 %**

Residents within 90 miles
7,000,000

Positioned between 2
metropolitan areas

5 Higher Education
Institutions

International Airport

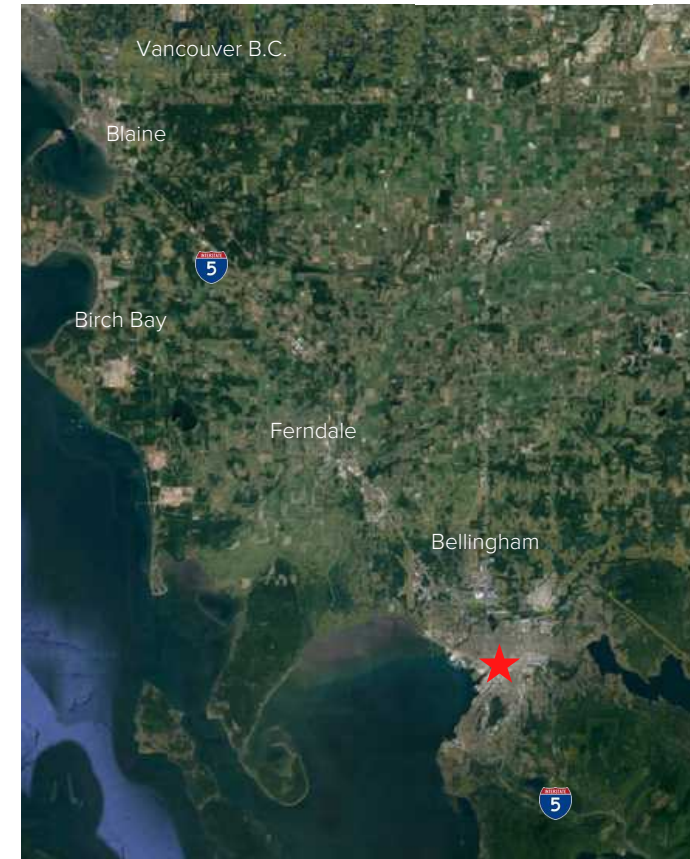
5 Ports of Entry

Cleanest air
in the US

Over 130 miles
of coastline

1,207,015 acres
of public land

Area Map



Bellingham Overview

Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.

<https://www.portofbellingham.com/630/Business-Resources>

<http://choosewhatcom.com/>

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Aerial Map



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SIDEWALK ON PROSPECT ST

03. BUILDING PHOTOS

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